BILL GARRETT, Davidson County
Trans:T20130107068 DEEDWARR
Recvd: 12/26/13 14:12 2 pgs
Fees:13.00 Taxes:1050.80
20131226-0130005

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2013.

Notary Public

My Commission Expires: September 9, 2014

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Shane Doyal Stever, unmarried
5314 B Kentucky Ave
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
091-07-0-375.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SHANE DOYAL STEVER,** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Davidson County, Tennessee, being Lot No. 1217 of Block Number 185 in Plan Number 1, West Nashville; as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.

Said Lot Number 1219 fronts 25 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to H R Properties of Tennessee by Quitclaim Deed from H R Properties of Tennessee, of record as Instrument No. 20130611-0059541, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5314 B Kentucky Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of December, 2013.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of December, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 5, 2014

_____
Notary Public

My Commission Expires: _____

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